



OBrien Real Estate

Date: 17/7/2026

To Whom It May Concern,

Re: 1/26 Curran Street, Oakleigh East, Vic 3166

We thank you for the opportunity to appraise the above property for investment purposes.

We take into consideration the following when determining market rate:

- The price at which similar properties in the surrounding area have rented for in recent months
- The number of similar properties currently on the market
- The time it has taken to for similar properties to lease (DOM- Days on Market)
- Current Market forces at play- ie. rents increasing
- The current vacancy rate in the suburb

It is our opinion that the property will achieve within a rental price range approximately **\$1000-1100/week**.

The higher figure represents a rental which may be achieved given time and can be used to test the market. The lower figure is designed to appeal to renters quickly. The mid-range would be considered a reasonable market value to locate a suitable renter in a reasonable time frame.

Our team would be delighted to manage your investment with your individual needs in mind.

Please do not hesitate to contact me on 0422 445 339 should you require any further clarification or assistance.

Kind Regards,

Jane Chen

Department Head/Business Development Manager

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